

Recorded: 4/28/2025 at 4:00:31.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$839.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1068

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Ryan R. Mohr and Christa K. Mohr, 17784 185th St, Manchester, Iowa 52057

Return Document To: Ryan R. Mohr and Christa K. Mohr, 17784 185th St, Manchester, Iowa 52057

Grantors: Dean C. McGrane and Nickole J. McGrane

Grantees: Ryan R. Mohr and Christa K. Mohr

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

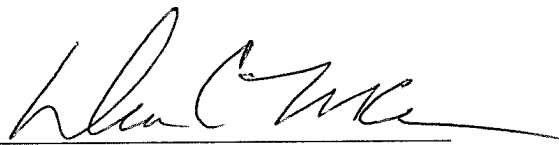
For the consideration of Ten Dollar(s) and other valuable consideration, Dean C. McGrane and Nickole J. McGrane, husband and wife, do hereby Convey to Ryan R. Mohr and Christa K. Mohr, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

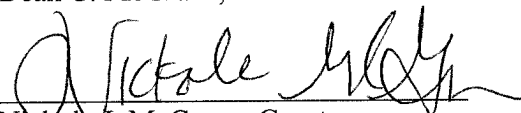
Lot Four (4) of Oak Park Second Subdivision, A Subdivision of the East One-Half (E½) of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) and Part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Seventeen (17), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2001, Page 2846, as amended by Affidavit recorded in Book 2002, Page 3613.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

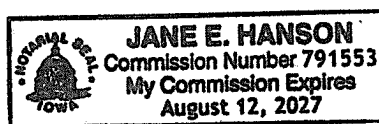
Dated: April 17, 2025.


Dean C. McGrane, Grantor


Nickole J. McGrane, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 17, 2025 by
Dean C. McGrane and Nickole J. McGrane, husband and wife.




Signature of Notary Public